

**Before the Hearings Panel  
At Porirua City Council**

**Under** Schedule 1 of the Resource Management Act 1991

**In the matter of** the Proposed Porirua District Plan

**Between** **Various**

**Submitters**

**And** **Porirua City Council**

**Respondent**

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**Addendum to Council reply on Historic Heritage – Hearing Stream 3 – Gregory  
Martin Vossler and Ian Alexander Bowman on behalf of Porirua City Council**

**Date: 10 February 2022**

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## **INTRODUCTION:**

- 1 Our full names are Gregory Martin Vossler and Ian Alexander Bowman.
- 2 We have prepared this reply on behalf of the Porirua City Council in response to Minute 17 issued by the Hearing Panel on 15 December 2021.
- 3 We are authorised to provide this reply on behalf of the Council.

## **QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT**

- 4 Our qualifications and experience are set out in Appendix 1 of our initial joint statement of evidence.
- 5 We confirm that we continue to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2014.

## **SCOPE OF REPLY**

- 6 This reply follows Hearing Stream 3, held on 6 – 8 and 10 December 2021 and responds to Minute 17, issued by the Hearing Panel on 15 December 2021, directing that 'the Council has leave to reply separately on the potential listing of the Gear Homestead interior'.

## **RESPONSE**

- 7 In response to the Panel direction we have undertaken a specific assessment of the Gear Homestead interior, the result of which is attached as Appendix 1 to this further right of reply.
- 8 The approach we undertook to this task was reflective of contemporary best practice and underpinned by a level of rigour sufficient to justify incorporation of the interior spaces recommended in paragraph 14.1 below into the associated feature description of entry HHA007 - Gear Homestead in SCHED 2 – Historic Heritage Items (Group A).

9 Consistent with the approach typically applied in preparing heritage assessments and conservation plans our approach to assessing the Gear Homestead interior comprised the following steps:

- Compiling relevant historical documentation, building plans and interior details and undertaking additional interior related historic research;
- Familiarisation and review of material compiled and historic research undertaken to identify internal spaces that have been modified/alterd over time;
- Preparing a schedule of interior spaces and elements, followed by a site visit and detailed inspection and recording of the nature of the associated fabric (e.g. original, reproduction, non-historic) – a detailed inventory is included as Appendix 2 of our attached assessment;
- Consistent with the approach adopted to previous nominations received through submissions (i.e. the New Zealand Wars Memorial at Battle Hill Forest Park, The World War Two ‘Road Block’ adjacent to State Highway 1, Pukerua Bay), assessing the building interior against the heritage values set out in Policies HH3.1.1 of the Operative Porirua City District Plan and HH-P1 of the Proposed Porirua District Plan (PDP);
- Assessing the level of significance and degree of authenticity of interior spaces, elements and fabric recorded. Levels of significance were assessed using a five point scale ranging from exceptional to intrusive, with the degree of authenticity assessed on a scale ranging from high to none – a further qualification of these scales and the results of this assessment are set out in the Level of Significance section of our attached assessment report;
- Compiling the outputs of the above steps into a report that includes a brief description of the building interior, its history of occupation and use, an assessment of its associated heritage values, an assessment of the level of significance and degree of authenticity of internal spaces/elements and a concluding statement of significance.

10 Based on this assessment we have identified the following range of associated heritage values attributable to the building interior:

- The interior is closely associated with the life of James Gear, a pioneering figure in New Zealand's export meat industry, who built the homestead and occupied it with his family for nearly twenty-five years. The significance of its association with the Gears is also reflected in its typical reference as the 'Gear Homestead'.
- The original interior design of the house is associated with and reflects the Gear family lifestyle, with formal dining, drawing and smoking rooms on the ground floor and large family bedrooms and servant accommodation on the first floor.
- The homestead, including its interior, is held in high public esteem and is a significant heritage asset to the City.

11 Further to this, our assessment of the level of significance and degree of authenticity of interior spaces, elements and fabric within the homestead has led us to conclude that there are three internal spaces that warrant specification in the feature description of entry HHA007 – Gear Homestead in SCHED 2 – Historic Heritage Items (Group A). These are:

- The ground floor smoking room located on the southern side of the central entry hall (refer space number 5 on the ground floor plan, pg.26 of our attached assessment report);
- The stair landing and associated hallway located to the central rear (eastern elevation) of the building (located between spaces 9, 10 and the bathroom on the first-floor plan, pg.27 of our attached assessment report); and
- The first-floor preparation room located on the north facing elevation of the building (refer space number 12 on the first-floor plan, pg.27 of our attached assessment report).

12 The rationale for concluding that these spaces should be specifically identified in entry HHA007 – Gear Homestead is that individually and collectively they:

- Exhibit an exceptional level of significance (i.e. they perform a primary role in understanding the distinct heritage significance of the building as a whole); and

- Retain a high level of authenticity (i.e. they remain largely unmodified, with the exception of some identified elements that are either unoriginal or have been replaced by non-historic fabric).

Supporting information is contained in the assessment table included in the Level of Significance section at page 6 and Appendix 2 of our attached assessment report.

- 13 Although our assessment also revealed that there were several other internal spaces that exhibited high to exceptional levels of significance (e.g. the hallway, drawing room, lounges 1 and 2, back bedroom), by contrast to the three nominated spaces identified above these spaces exhibit lesser relative levels of authenticity (ranging from low to moderate) as they have been modified to various degrees over time, with original fabric replaced by reproduction or non-historic fabric in several instances (e.g. lounge 1 and 2, bar, back bedroom).

## **RECOMMENDATION**

- 14 Based on our above response we recommend the following for inclusion in the feature description of entry HHA007 – Gear Homestead in SCHED 2 – Historic Heritage Items (Group A) of Chapter HH-Historic Heritage of the PDP:

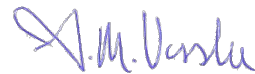
14.1 The following interior spaces:

- 14.1.1 The ground floor smoking room located centrally on the southern side of the central entry hall in its entirety, excluding the plaster ceiling lining, light fittings, sprinkler head, fire detector sensor and ceiling mounted speaker;
- 14.1.2 The first-floor stair landing/hall located to the east facing rear (eastern elevation) of the building in its entirety, excluding the plasterboard ceiling lining, cornice, carpet, light fittings, sprinkler head, motion detector and the break glass fire alarm call point; and
- 14.1.3 The first-floor preparation room located centrally on the north facing elevation of the building in its entirety, excluding the plasterboard ceiling lining,

Painted timber wall dado rail, sprinkler head and the dumb waiter.

14.2 The associated Statement of Significance contained on page 8 of the Gear Homestead interior assessment attached as Appendix 1 to this further right of reply.

**Date:** 10 February 2022



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**APPENDIX 1: GEAR HOMESTEAD 'OKOWAI' (INTERIOR) – HERITAGE  
ASSESSMENT**

# Gear Homestead 'Okowai' (Interior)

Okowai Road, Porirua



## Description

The layout of the two storied Gear Homestead comprises a central entry hall leading to stairs located towards the east (rear). On the south side of the hall, from west to east, are the Drawing Room, Smoking Room and Office, while on its north side, also from west to east, are the Dining room, the Kitchen and Scullery. To the rear of the ground floor between the Scullery and Office is a sprinkler room and toilet.

The main stair rises to a half landing off which are the Back Bedroom to the north east, the Men's toilet in the centre and the Women's toilet to the south east. The main first floor comprises Lounge 1 and the Preparation Room to the north and Lounge 2 and the Bar to the south.

The main interior rooms are large rectangular spaces with high ceilings, with the service and former servants' spaces to the rear of the homestead more modestly proportioned with lower ceilings. The focus of the Dining and Drawing Rooms is Paremata Harbour which is visible through bay windows located in each space. The two first floor lounges also overlook the harbour.



The building is constructed of timber sub floor, floor, wall, ceiling and roof framing with plaster (likely to have been lath and plaster) ceiling and wall linings and kauri timber strip flooring.

The general style of the interior is consistent with the building's external Italianate style. This includes associated classical detailing such as heavy plaster cornices and decorative ceiling roses, wide timber architraves and skirtings and marble and timber mantelpieces.

Recent modifications are outlined below.

## History<sup>1</sup>

James Gear, his much younger wife Ruth, and four children lived in the homestead, probably from 1886 (when he and his wife and first son returned from England) until James Gear died in 1911. While in England Gear received medical advice to retire from active life and resigned from the position of managing director of the Gear Meat Company. At times the homestead was probably used more as a weekend residence such as in the aftermath of the tragic death of their second son. The family's lifestyle at the homestead likely reflected that of wealthy country gentry.

Their residence was laid out according to conventional arrangements of the day. People would enter by the front steps onto a verandah that was a feature of the front of the house and into a large hallway. On either side of the hall were the main public reception spaces of the drawing room and dining room. Behind the drawing room was the smoking room while the dining room was serviced by the kitchen and scullery located to the rear of this room. The family was attended by servants – nurses while the children were young, cooks, maids, laundresses and gardeners. The upstairs was devoted to bedrooms with maids' bedrooms and toilets at the rear.

Living arrangements in the Gear household were rather distinctive since the increasingly elderly and unwell James Gear could not deal with the noise and bustle associated with small children. As a result, he withdrew into a cottage annexe that was built on a bank to the side of the house and linked by an overhead walkway to the upper storey verandah. There he was attended by a manservant and nurse. Increasingly religious and reclusive he would undertake salt-water treatment and eventually became confined to a wheelchair. While the 'woman of the house' would typically run domestic matters it is very likely that Ruth was in complete charge of the Gear household given the circumstances.

Following James Gear's death in 1911 little remained of the homestead's interior contents. Ruth, daughter Eva and her other daughter Gladys (with recent husband) made a long trip to England in 1912 and sold the entire household contents. While they were away the house was apparently burgled and stripped of anything else of value. Ruth and Eva eventually returned to the homestead and Eva married Robert Westley Bothamley in 1916. After World War I Robert and Eva settled into the homestead with Ruth either staying with them, her other daughter in Te Horo or in Thorndon, Wellington. The Bothamleys lived a country gentry lifestyle providing continuity with the previous Gear occupation, combining professional work – Robert was a lawyer – and public and charitable work and at times farming. Robert was also much involved in local civic affairs

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<sup>1</sup> Refer Appendix 1 for a more detailed historical overview of the occupation and use of the homestead

including the Titahi Bay Progressive Association and served for many years on the Makara County Council and the Hutt Valley Electric Power Board while Eva supported the church and was at the centre of the local Plunket branch. During the 1920s Robert for a time ran a farm on part of the Gear Te Horo estate. The family continued to employ servants to keep the household running smoothly, with perhaps up to five during their children's younger years.

In 1927 the family moved to Thorndon for 18 months to two years while the homestead was renovated and a substantial two-storey extension added to the north elevation of the building (that took away the sections of the verandah on that side). This provided additional bedrooms, a schoolroom on the ground floor for their children who were taught by a governess, together with a playroom upstairs. As part of the renovations two bedrooms at the front of the house were merged to form a large billiard room which also took up much of the upstairs central hallway.

Robert Bothamley retired from his law practice and from the 1930s began to farm the Porirua land (and possibly also some of the Gear land at Te Horo). In 1958 the homestead block was separated from the farm and in 1964 the farm was taken for state housing purposes. After Robert's death in 1967 the homestead block was taken under the Public Works Act, following which Porirua City Council took over the property in 1977. The cottage annexe was demolished.

The homestead was restored by removal of the 1927 extension and reinstatement of the previous verandahs, along with repiling and painting. Part of the rear ground floor became a caretaker's flat and reception rooms were created at the front of the building. The homestead was opened to the public in 1983. From the 2010s further refurbishment of the building has taken place, including installation of a sprinkler system, repiling, seismic strengthening and modifying the kitchen area for restaurant use.

Other modifications to the ground floor and first floor areas that also occurred during this period included:

#### Ground floor

- large openings between the dining room, hallway and drawing room were formed
- a sprinkler room was created from the original rear exit
- the larder was removed from the scullery to create one large room
- a dumb waiter was added to the kitchen
- an external door was formed in the scullery wall close to the windows
- a door in the smoking room was relocated further to the east
- an external door was formed from a window opening in the dining room

#### First floor

- a large opening between the two lounges was formed
- a cupboard was added to one of the upstairs lounges (Lounge 1)
- the wall between the two maids' rooms was removed to create a single space
- the door into the bar was removed and the doorway enlarged
- a dumb waiter was added to the preparation room

- the shower was removed from the bathroom (now the mens' toilet) and the space incorporated into a service cupboard accessed from the womens' toilet, formerly the study

## Assessment

### Heritage Values – Internal Spaces and associated elements

#### Historic Values

##### *Themes (TH) – Moderate*

The interior has a moderate association with an important element of New Zealand's economic development. James Gear and the Gear Meat Preserving and Freezing Company based in Petone was in the forefront of this crucial technological change for the country as a whole. He and the company that he founded in the early 1880s led the transition of sheep-meat production from a by-product of the wool industry (in local boiling-down for tallow and other fellmongery products) to the export of meat, initially by preserving in tins and then by the freezing of carcasses.

##### *Events (E) – None/unknown*

##### *People (P) – High*

The interior has a high association with the life of James Gear, Wellington butcher who built the homestead for him, his wife and children as he retired from business. He and his family lived in the homestead for nearly twenty-five years. Gear was a pioneering figure in New Zealand's export meat industry. Following Gear's occupancy Robert and Eva Bothamley (Gear's daughter) lived in the homestead for nearly fifty years. They made a significant impact to the development of the Porirua and Titahi Bay district through their involvement in many local civic organisations.

##### *Social (S) – Moderate*

The interior has moderate associations with a nineteenth- and early twentieth-century country gentry way of life, as represented by the homestead grounds and the gracious two-storey Italianate villa with impressive verandahs and servants' quarters. It is a good example of the kind of country residence that affluent townspeople built in the 1880s as the railway extended northwards from Wellington. Although the interior contributes to an understanding of this way of life to an extent, the alterations to the building to accommodate the restaurant were substantial and it is devoid of furniture and fittings dating from the Gear and Bothamley occupancy.

#### Physical Values

##### *Archaeological (Ar) – None/unknown*

##### *Architectural (Arch) – Moderate*

The place has moderate architectural values as a typical example of planning, design and use of materials of a late Victorian, Italianate styled, two-story house with accommodation for the homeowner and servants. Flooring throughout is kauri. The arrangement, volume,

scale and materials of the ground floor entry hall and reception rooms are common for the period. Materials include plaster cornices, plaster central ceiling roses, deep timber skirtings and architraves. Marble mantelpieces with tiled hearths can be found in the main ground floor rooms with and cast iron and tiled registers on the first floor. At the rear are service rooms, such as the servants' bathroom, scullery and kitchen which have lower ceiling heights than the 'front' rooms. A narrow stair off the kitchen leads to the upper floor servants' bedrooms, all of which have simple timber match lined ceilings and walls typical of the period.

The first-floor planning mirrors the separation of owner and servants. The main stair leads to a half landing off which are the main bathroom and study and an alternative access to the servants' bedrooms. The main first floor houses the main bedrooms, one of which was adapted as a billiard room.

Recent modifications to the house have reduced the authenticity of the interior.

#### *Technological (T) – Low*

The house has low technological values using typical construction, cladding and lining materials and structural systems of the period.

#### *Age (A) – Moderate*

At close to 140 years old the homestead and its interior have moderate value in the context of occupation of the Wellington region. It was associated with the advance of Wellington's rural hinterland into the Porirua district, the impact of the railway from the 1880s and the establishment of country gentry residences that followed.

#### *Group or townscape values (G) – None/unknown*

### **Social Values**

#### *Sentiment (Sent) – Moderate*

Although the layout of the interior spaces is still largely reflective of its association with late nineteenth- and early twentieth-century country gentry, alterations and the lack of Gear or Bothamley interior furnishings from that period diminishes this association. The removal of the annexe cottage also represents the loss of a distinctive element of the Gear family's way of life.

#### *Recognition (Rec) – High*

Over the last forty years the homestead has been held in high public esteem, being regarded as a significant part of the heritage assets of the Porirua City Council and considerable resource devoted to its restoration and preservation. The significance of its occupation by the Gears is reflected in its typical reference as the 'Gear Homestead'. Although not fully recognised the later occupation by the Bothamley's is also of considerable significance to the district.

**Tangata Whenua Values (TW)** – None/unknown

**Surroundings (Sur)** – None/unknown

**Rarity (R)** - Moderate/Low

Although the interiors of other scheduled buildings in the district have not been assessed for comparative purposes, those of a similar age, style and scale to the Gear Homestead are not uncommon in the Wellington region (e.g. Antrim House, designed by Thomas Turnbull, the likely architect for Gear Homestead).

**Representativeness (Rep)** - Moderate

In its current state the interior of Gear Homestead is moderately representative of houses of the period, scale and style. The general planning, number and type of rooms, and architectural detailing are consistent with late Victorian Italianate homes of wealthy businessmen of the region.

## **Level of Significance – Internal Spaces and associated elements**

The table below describes the interior spaces/key elements of the homestead, their relative level of significance, an explanation for their assessed levels of significance, their heritage values based on the assessment criteria and their relative levels of authenticity.

Levels of significance have been assessed as follows:

- Exceptional significance - indicates that the space or element has a primary role in understanding the distinct heritage significance of the place
- High significance - indicates that the space or element has a secondary role in understanding the distinct heritage significance of the place
- Some significance - signifies a minor role in understanding the distinct heritage significance of the place
- Little significance - indicates that there is little or no contribution in an understanding the distinct heritage significance of the place
- Intrusive - indicates that the heritage significance is adversely affected by the inclusion of the space or element

Relative levels of authenticity have been assessed on a scale of High, Moderate, Low or None.

<i>Spaces/ element<sup>2</sup></i>	<b>Level of significance</b>	<b>Reason</b>	<b>Heritage values<sup>3</sup></b>	<b>Authenticity</b>
<i>Ground floor</i>	Exceptional	The hallway, as the main entry to the house, is a primary space where visitors would be greeted by the host while also acting as a circulation space leading to other public and more private spaces of the house. The stair is a significant element.	TH, P, S, Arch, Sent, A, Rec, Rep	Low/moderate as the space has been significantly modified.
Dining room	Exceptional	The dining room is a primary, formal space for guest and family dining of an appropriate scale, detailing and furnishings that reflected the social position of the owner. The bay window has been designed to frame the view.	TH, P, S, Arch, Sent, A, Rec, Rep	Low/moderate as the space has been significantly modified.

<sup>2</sup> Refer Appendix 2 for a detailed inventory of interior spaces and elements

<sup>3</sup> Refer preceding heritage values assessment

<i>Spaces/ element<sup>2</sup></i>	<b>Level of significance</b>	<b>Reason</b>	<b>Heritage values<sup>3</sup></b>	<b>Authenticity</b>
Drawing Room	Exceptional	The drawing room is a primary, formal space where guests would be entertained of an appropriate scale, detailing and furnishings that reflected the social position of the owner. The bay window has been designed to frame the view.	TH, P, S, Arch, Sent, A, Rec, Rep	Low/moderate as the space has been significantly modified.
Smoking Room	Exceptional	The smoking room is a primary space, less formal than the dining and drawing rooms where male guests would retire following dinner.	TH, P, S, Arch, Sent, A, Rec, Rep	High as the space remains largely unmodified and includes similar detailing to other internal primary spaces.
Passage	High	A secondary, simply detailed circulation space providing access to the service spaces including the scullery, bathroom and kitchen.	TH, P, S, Arch, A, Rep	Moderate as the space is largely unmodified.
Scullery	Exceptional	A primary, simply detailed, service space essential to the operation of the kitchen.	TH, P, S, Arch, A, Rep	Low/moderate as the space has been significantly modified.
Kitchen	Exceptional	A primary, simply detailed, service space essential to the day-to-day operation of the house that has been significantly modified.	TH, P, S, Arch, A, Rep	Low/moderate as the space has been significantly modified.
Sprinkler room	High	Formerly the back entry hall, it was a secondary, simply detailed circulation space.	TH, P, S, Arch, A	Low as the original space has been modified for use as a store and sprinkler valve room.
Bathroom	High	Assumed to be the servants' bathroom, a secondary companion space to the service rooms of the house.	TH, P, S, Arch, A, Rep	Moderate as the space has been slightly modified.
Office	Some	A space of an unknown original use, now described as an office.	TH, P, S, Arch, A	Moderate as some architectural detail has been retained in the space.
<i>First floor</i> Stair landing/hall	Exceptional	A continuation of the entry hall, this primary circulation space with ornate stairs and archway, gives access to the principal bathroom and bedrooms as well as servants' rooms.	TH, P, S, Arch, Sent, A, Rec, Rep	High as the space remains largely unmodified
Lounge 1	Exceptional	Originally a main bedroom and primary space with a significant view.	TH, P, S, Arch, A, Rep	Low/moderate as little detailing remains.
Lounge 2	Exceptional	Originally a main bedroom and primary space with a significant view.	TH, P, S, Arch, A, Rep	Low/moderate as little detailing remains.
Preparation room	Exceptional	Originally a main bedroom and primary space.	TH, P, S, Arch, A, Rep	High as the space remains largely intact.
Bar	Exceptional	Originally a main bedroom and primary space.	TH, P, S, Arch, A	Low/moderate as the space has been significantly modified.
Back bedroom	High	A simply detailed, secondary space, formerly two maids' bedrooms.	TH, P, S, Arch, A	Low as the original corridor and partition wall

<i>Spaces/ element<sup>2</sup></i>	<b>Level of significance</b>	<b>Reason</b>	<b>Heritage values<sup>3</sup></b>	<b>Authenticity</b>
				have been removed.
Men's toilet	High	A simply detailed, secondary space, formerly the main bathroom, now the men's' toilet.	TH, P, S, Arch, A, Rep	Moderate as the space remains largely intact.
Women's toilet	High	The original study and probable library, although secondary space that nevertheless was of significance to the original and subsequent owners.	TH, P, S, Arch, A	Low/moderate as the original space has been significantly modified and converted to a toilet area.

## Statement of Significance

The interior of Gear Homestead has moderate district and regional significance as the home of James Gear, a successful and wealthy businessman who built the house in the mid-1880s as a country residence. The original interior design of the house is associated with and reflects the Gear family lifestyle: formal dining, drawing and smoking rooms on the ground floor, with large bedrooms and accommodation for servants on the first floor.

Although the level of authenticity of many of the interior spaces has been reduced by internal modifications over time, the ground floor smoking room and first floor stair landing/hall and preparation room are relatively intact internal spaces that play a primary role in understanding the distinct heritage significance of the place.

Relevant HH-P1 Values: Historic, Physical, Social, Representativeness

# Appendix 1: Historical Overview

## The Gear Homestead

This historical overview builds a picture relevant to the assessment of the interior of the Gear homestead. First, a sketch is provided of the common cultural milieu of the Victorian/Edwardian wealthy households of England and New Zealand that shaped the organisation of interior space in such households. Then, the lives of both the Gear and the Bothamley households are reconstructed from available sources to indicate how these households fitted into that milieu. Taken together this informs an appreciation of the interior of the Gear homestead. The final section concerns a detailed discussion of the interior itself in terms of the original interior (as it was perceived in late 1970s) and changes subsequent to that date.

## Introduction

Grander households in the Victorian era in New Zealand in town and country were more akin to English affluent upper middle-class households than they were to the aristocracy or country gentry. Here we draw on a detailed description of such English households for insight.<sup>4</sup> Their residences were divided into specialised rooms designed to receive outsiders (dining room, drawing room, morning room), those for family members only (bedrooms, study) and those for servants (kitchen, scullery and servants' bedrooms). Space in the house became linked to worldly success – 'public' rooms taking up a considerable part of the house and household possessions and furnishings and entertaining guests being an affirmation of the household's position in society.

The drawing room, largely the female domain and adjacent to the main entrance and hallway, was the indicator of social status; its furnishings – usually lighter than the dining room – were calibrated carefully to demonstrate good taste and that one knew one's place. This room often had a high ceiling and a bay window and was furnished with easy chairs, sofas, ottomans, stools, ladies' writing desks and work/sewing tables and occasional tables and screens, together with a central round table. It was where women congregated for 'calling'.

The dining room was masculine and heavier and darker in tone, being the most public room in the house where furnishings were crucial to a formal display of hospitality was made and the family's status measured. The room was dominated by the dining table, a large sideboard along the side wall and a large mirror over the fireplace mantel. From mid-century the main meal of 'dinner' began to move from the middle of the day to become the evening meal. As a consequence, the bridging 'tea' shifted from late evening to late afternoon and became 'afternoon tea'. Seating was determined hierarchically by social ranking with men and women introduced prior to dinner and the pairings summoned by a bell processing into the dining room led by the host and tailed by the hostess to be seated together. The master of the house sat at the head of the table and the mistress at the foot. Assisted by servants they would serve up the food to the family and/or guests. Between courses the table would be cleared. After dinner the women retired to the drawing room and the men to the smoking room or billiard room.

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<sup>4</sup> Judith Flanders, *Inside the Victorian Home – a Portrait of Domestic Life in Victorian England*, London, Norton 2006.



More opulent houses would have a morning room, a strictly female space which was the centre of domestic operations run by the lady of the household. Orders would be given to servants, sewing done, correspondence written and household accounts kept. Upstairs the bedrooms might be furnished with a wardrobe, dressing table, chairs and wash-stand. Clothes would be hung on pegs or folded and stored in boxes.

Kitchens were focussed around the range containing hot plates and ovens, together with a boiler kept going all day that provided hot water. Nearby a cellar stored coal or wood, along with the ashes from the range and from open fires in the house. The kitchen floor was usually covered in linoleum (popular from the 1860s) for easy cleaning. In the scullery dishwashing was done, pots and pans were cleaned, laundry was washed and ashes dealt with. A large copper would heat the water for washing and mangles used to remove excess water. The pantry stored china, glass and silver while the larder stored fresh food and a separate storeroom would be used for dried goods and cleaning equipment.

The maid's work illustrates the household's daily routines. The maid's work began at 6 a.m. before the household rose, drawing open curtains, lighting the fire that had been laid the night before, polishing and blacking the range, filling the boiler with water, and cleaning the household's boots and knives. The breakfast room or dining room had to be prepared – dusting, cleaning the fireplace grate and lighting the fire for the new day. The maid then moved to cleaning the hall and main entrance, shaking out mats and rugs, polishing the brass and clearing ashes and blacking downstairs fireplaces. Changing into a clean uniform the maid then laid the table, prepared and served breakfast before going upstairs to the bedrooms to strip and air the beds. After breakfast the maid would deal with the dishes and pots and pans. If a midday dinner was the main meal cleaning would be undertaken in the afternoon. Rooms would get thorough cleaning on a weekly rotation. Mondays were reserved for laundry, a matter that took the entire day and involved boiling and rinsing, drying, starching and ironing. For an evening dinner the maid would clean and tidy the dining room and lay the table before serving up the meal and clearing the table. After dinner the maid would have her own dinner, wash up and clean the kitchen before waiting on the family during the evening. At the end of the day the curtains would be drawn, bedrooms prepared and fires and lights put out.

Here in New Zealand wealthy households tended to follow the English model described above. Wealth was often associated with landed estates, particularly runs or stations, and with urban commerce and industry. The Gear homestead is an example of the combination of rural and urban wealth that frequently occurred in nineteenth-century New Zealand. The grand house residences of such wealthy people would be a statement of their social status and for the entertainment of their elite compatriots and extended family gatherings that reinforced this status.<sup>5</sup> Such social gatherings were an important element of the functions of the grand house in which the woman of the house played the key role. Afternoon teas were especially common with 'At Homes' being more formal occasions and involving more people. Houses could be opened to support charities or for house parties in which fellow members of the elite would arrive and stay over. Houses might organise private dances, children's parties, house concerts and musical evenings. Family occasions such as marriages, christenings and birthdays would bring the extended family together.

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<sup>5</sup> This discussion is based on Terence Hodgson, *The Big House – Grand & Opulent Houses in Colonial NZ*, Auckland, Random Century, 1991, pp. 5-20, 39-53.

The furniture and furnishing of the interior was often extravagant, heavy and somewhat overbearing. Interiors tended to be rather pedestrian in taste with furnishings usually supplied by urban drapers and warehouses that dealt in locally made and imported lines. A wide range of decorative interior elements were ordered from warehouses and catalogues: skirting board woodwork, architraves, window surrounds, fireplaces, staircases, metalwork of light fittings, plumbing, furnishings such as wallpaper, curtains, carpets, mouldings of papier-mâché, pressed zinc for ceilings and dados, glasswork. Some more discerning families collected and imported fine furniture, porcelain and paintings.

Usually the front of the house was reserved for public 'reception rooms' with the downstairs for living and the upstairs for sleeping. The main entrance would have a carriage porch, impressive front doors and vestibules. Inside the main hall was a major architectural feature. It could rise through the two floors via an impressive staircase with a balustrade of wooden spindles or panels of fretwork. Frequently a staircase window (stained glass or decorated) or skylight above for lighting added to the effect.

The most carefully furnished room was usually the drawing room, reflecting the taste of the lady of the house and where much of the entertaining and receiving of guests took place. Objets d'art would be displayed along with porcelain, paintings and other treasures. The fireplace was the centrepiece dictating the placing of furniture. The dining room came second in importance; it was formal and centred on the dining table, often with extension leaves, with the sideboard an essential accompaniment along the wall for serving. Other wall space might be used for paintings or trophies while racing enthusiasts might have paintings of horses there. The billiard room, often included later when the owner's wealth increased, had usually had a polished floor. Some houses had their own ballrooms, also perhaps added later. The library was a place of retreat – it could range from an office to a book-lined apartment. The morning room was more informal than the drawing room, being a private sitting room catching the morning sun. The smoking room was a male domain where cards were often played. For infants there was a day nursery and nurse; the night nursery was a bedroom shared by the nurse or nanny.

The kitchen at the back of house was functional with ovens, stoves, shelves of utensils and crockery. It was critical to the preparation of an extensive cycle of meals and refreshment during the day: breakfast, morning tea, lunch, afternoon tea, dinner and perhaps supper. Dinner parties might, run to six or more courses. Off the kitchen would be a pantry.

The servants quarters in larger houses might occupy up to 40 percent of the total space – a maids' dining room, dairy, meat-safe, pantry, laundry and ironing room, boxrooms etc. A few really wealthy households had butlers who headed the servant hierarchy and might also employ a chauffeur or coachman to get into town. It was more likely that the cook was at the head and tended to have long service. She regulated access to the kitchen, even of the owners. Parlour maids were responsible for the dining room, waited at table and answered the front door. Then came housemaids who put in long hours of cleaning and at the bottom general maids who worked in the kitchen and scullery. Others employed according to circumstance were nurses, governesses, laundry maids and seamstresses. The head gardener ruled the outdoors staff, supervising other gardener staff. Most big houses employed four servants – cook, parlour maid, kitchen maid and gardener – but larger establishments could employ many more.

The upper floor in such residences was reserved for bedrooms. The master bedroom was often ensuite with its own bathroom and dressing room. This was usually towards the front of the house over the reception rooms. Smaller bedrooms went towards the rear down corridors. Accessible by their own back staircase were the servants' bedrooms over the kitchen.

Businessmen such as James Gear, when they proved successful and felt able to enjoy the fruits of their labour and enterprise, might continue to run the business from a country estate. It was a natural decision for someone like Gear – who already had substantial pastoral holdings in Te Horo and had to retire because of his health – to establish a new country house closer to town on land he already owned, particularly given his wife's refusal to live at Te Horo. The Wellington and Manawatu Railway Company (with which Gear was heavily involved) had just put its railway line through the Porirua area. Along the line numbers of people were taking advantage of the opportunity to establish country residences in areas such as Khandallah and places further afield like John Plimmer in Plimmerton.

## **Construction of the Gear homestead and occupancy by the Gears**

Some sources give the year of construction of the homestead as 1882, the year that Gear purchased 382 acres from Māori in Porirua and relinquished control of his business and the Gear Meat Preserving and Freezing Company company was formed. This was supposed to have been after James Gear and Ruth Milstead, married in 1879, had gone on a long honeymoon trip to England of 18 months to 2 years.<sup>6</sup> Around the time of Porirua City Council ownership it was speculated that the architect was Edward Roberts of Palmerston North. Its Italianate style and layout was similar to the Papakowhai homestead that was redesigned and substantially altered by this architect around the same time.<sup>7</sup> Both were two-storey structures with verandahs, drawing rooms, dining rooms, central hallways and balustraded staircases, kitchens and sculleries with bedrooms upstairs.

While Gear fenced his leased 380 acres in 1879 and had a road built there in 1882 as he purchased the land there is no indication that Gear either began to construct a homestead or left Wellington during these years.<sup>8</sup> Indeed he seemed particularly busy about his Wellington business at that time – the newspapers record his activities in town, including appearing on juries, expanding his Lambton Quay business, and being involved in the formation of the Wellington Meat Export Company and the Wellington and Manawatu Railway Company. In 1882 he sold his business for £60,000 to the new Gear Meat Preserving and Freezing Company including all his butchers' shops and meat preserving works, boiling-down works and slaughter-houses at Petone.<sup>9</sup> Gear's published reason was that he had 'made a competence and is desirous of retiring'. The prospectus enlarged on this – 'close application to business for so many years has seriously affected his health, and, having made a competence with which he is content, he is desirous, at an early date, of being relieved of the pressure of so large a business

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<sup>6</sup> Reminiscence of Valerie Robertson, the daughter of Dr Robertson and Gladys Gear. NZ Historic Places Trust, Wellington regional committee (Oroya Day), 'Gear estate report', 1975.

<sup>7</sup> Porirua Borough Council, *Papakowhai Colonial Homestead*, 1965.

<sup>8</sup> *Evening Post (EP)*, 15 March 1879, 21 October 1882.

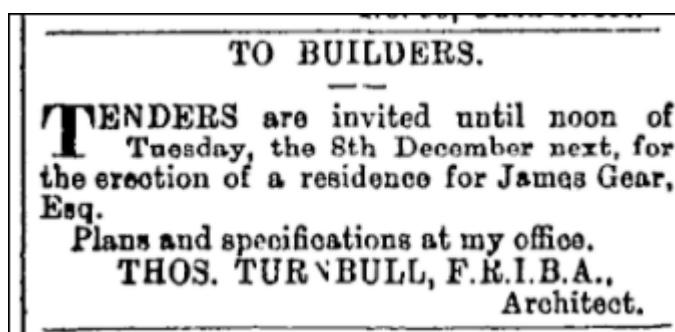
<sup>9</sup> *EP*, 18 November 1882.

and confining himself to the management of his country estate'.<sup>10</sup> He would remain an active managing director for one year.

There are strong indications that the homestead was built in 1886–87 and was designed by Thomas Turnbull. The suggested long trip was probably not a honeymoon shortly after the marriage but was undertaken some years later after the Gear company had been formed. James and Ruth Gear together with son Ernest left for England in February 1885 and returned in January 1886.<sup>11</sup>

While in England doctors advised James Gear to 'give up all active life'; as a result he resigned from the position of managing director of the Gear Company.<sup>12</sup> He became chairman of the board of director but this was much of a nominal position. The company prospectus stated that his 'close attention to his business had affected his health & he desired to be relieved of the pressure of management & to devote more of his time to his "country estate".'<sup>13</sup> It is likely that this prompted his desire for semi-retirement to a country residence but Ruth would not go to his existing substantial house at Te Horo where he had a large estate of 5000 to 6000 acres to fatten stock for the works.<sup>14</sup> He had spent thousands of pounds cutting the bush, draining the swampland and lagoons, and improving the land.

In November 1885 eminent Wellington architect Thomas Turnbull who had a well-established, strong business relationship with Gear advertised tenders for a residence for Gear.<sup>15</sup>



*EP*, 27 November 1885

In 1881 Turnbull had been engaged to design a brick warehouse and meat-preserving factory at the rear of Gear's Lambton Quay butchers' premises.<sup>16</sup> In 1882 at the time of the formation of the Gear Meat Company Turnbull called tenders to erect slaughterhouses, etc. at Petone (most likely for the company). In November 1885 he advertised for tenders for the construction of a boiler-house and boiling-down works for the new Gear meat preserving and freezing company. Two weeks later the above advertisement appeared. Information provided by the grand-daughter of the builder of the homestead (William Hartley) corroborates this dating.<sup>17</sup> Specialising in two-storey houses and

<sup>10</sup> *EP*, 18 November 1882, company prospectus.

<sup>11</sup> *NZ Times*, 14 February 1885, *NZ Mail*, 20 February 1885. *EP*, 4 January 1886.

<sup>12</sup> *NZ Times*, 6 January 1886.

<sup>13</sup> Cited in NZ Historic Places Trust, Wellington regional committee (Oroya Day), 'Gear estate report', 1975.

<sup>14</sup> *EP*, 21 June 1916. Around 1906 Gear gave in to pressure to cut up the Te Horo estate by selling some thousands of acres but some land was kept back and was later farmed by his son-in-law Robert Bothamley.

<sup>15</sup> Pataka Museum, G. Pottinger, 'Story of the Gear Company', p. 1, suggests 1887. He worked at the Gear works. (Architectural historian) Adrian Humphris, pers. comm., 13 January 2022.

<sup>16</sup> *NZ Times*, 14 December 1881, 14, 27 November 1885. *EP*, 28 November 1882. Adrian Humphris pers. comm. 13 January 2022, re Turnbull's work for Gear, 1888-91. In what was described as the recently erected Porirua homestead a fire in June 1887 under the hearth of the ground floor dining room almost resulted in the building's destruction. *EP*, 29 June 1887.

<sup>17</sup> PCC, 'Gear homestead (also known as Okowai, Bothamley homestead)', [2010s?]

staircases Hartley apparently did a lot of work also for architect Frederick de Jersey Clere. Hartley was contracted from 1885 to build the Gear homestead. Living in Petone he would walk over the Belmont hills to Porirua, spend the week there before returning in the weekends. Supporting evidence lies in Ruth Gear's advertisements for servants in the newspapers. In the early 1880s prior to the long trip to England she advertised from her no. 16 Tinakori Road home.<sup>18</sup> By January 1886 having got back from the overseas trip she began looking for country servants.

The Gears had a number of children, the first of whom James had been born in 1880 prior to moving to the homestead. Together with their other three children – Philip born 1886, Gladys born 1888, and Doris Evelyn (Eva) born 1891 the children grew up at the homestead. As James Gear was unable to tolerate their noise, he had an annex cottage built adjacent to the house and lived there, tended by a manservant and nurse.<sup>19</sup> The cottage was connected to the upstairs verandah of the house by a wooden overhead walkway. Ruth Gear's advertisements reveal something of life in this wealthy country residence. In 1886 she wanted 'a thorough General Servant for the country'; in 1887 – 'a Nurse for two children in the country; must be Protestant'; and in 1889 – a cook and laundress with one 'used to station work' and a housemaid 'for the country'.<sup>20</sup> In 1890 she wanted 'a little girl' to mind two children. These advertisements (made through Wellington domestic servant registry businesses) suggest that they employed a nurse for their young children as well as general household servants such as maids, cooks and laundresses.

The Gears were Primitive Methodists and attended the local Porirua chapel with Ruth being an active supporter and contributing to a new chapel in 1888.<sup>21</sup> Gear became more deeply religious, reclusive and eccentric as he grew old. He was remembered for walking around reading the bible. He suffered from a crippling illness and was eventually confined to a wheelchair.<sup>22</sup> Salt water to treat what was described as his 'creeping paralysis' was piped to a tank at the house.



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<sup>18</sup> *EP*, 31 July 1880, nurse for Ernest; 10 June 1881, 'thorough General Servant. Other advertisements were for a 'companion and housekeeper', 21 May 1883. These advertisements ranged from the time of the birth of her son in 1880 to 1884 not long before her departure for England.

<sup>19</sup> *DNZB*, James Gear entry. Shirley Bothamley described the manservant as a 'black valet'. Pataka Museum, Shirley Bothamley's observations taped while on tour at Gear homestead, 23 September 1982. She married James (Jim), son of the Bothamley family.

<sup>20</sup> *EP*, 18 January 1886, 10 March 1887, 3 June 1889, 13 November 1890, also *EP*, 11 June 1894.

<sup>21</sup> *EP*, 3 November 1888, 8 March 1889, 5 May 1893.

<sup>22</sup> *DNZB*, James Gear entry. Pataka Museum, Shirley Bothamley's taped observations.



James and Ruth Gear, Pataka Museum, P1

Gear was prominent in the Wellington Acclimatisation Society that fostered the shooting of game. The new Governor Earl Onslow and his suite enjoyed a day's shooting at the property in May 1889 as Onslow arrived to take up office.<sup>23</sup> Gear's ill-health probably limited his involvement in the local community. In 1891 he was gazetted as a JP but declined to take up the commission.<sup>24</sup> The same thing happened in 1895.

In 1896 Philip in returning from school died in a fall from a horse after being dragged him along the road.<sup>25</sup> After his death Ruth for a time moved back to live at no. 16 Tinakori Road. Needing home help there she advertised for a local non live-in girl to do housework.<sup>26</sup> Porirua became a weekend place; the family also at times stayed in the spacious Te Horo residence which also had servants, some of whom were local Maori working as maids.

In 1901 James Gear advertised for a gardener for the Porirua property.<sup>27</sup> They probably returned to Porirua in the 1900s. In 1903 Wellington civil engineers called for tenders to construct a reservoir, intake and a mile of pipeline, suggesting that water was reticulated to the homestead from a stream in the hills.<sup>28</sup> Ruth Gear posted advertisements for both domestic and farm servants – a housemaid and a 'general help' in 1907 and a married couple in 1910 with the wife cooking and washing and the husband milking, driving and making himself 'generally useful'.

**WANTED, an experienced Housemaid.**  
Apply, personally or by letter, to  
Mrs. Gear, Porirua, Manawatu Line.

*EP*, 27 July 1907

**WANTED, General Help, Mrs. Gear,**  
Porirua; no cooking, good wages,  
small family. Particulars where to inter-  
view Royal Registry, Willis-street. Open  
every night till 8.

*EP*, 16 October 1907

**WANTED, Married Couple, for country;**  
wife cook and wash, man milk, drive,  
and make himself generally useful. Apply, by  
letter or personally, to Mrs. Gear, Porirua.

*Dominion*, 30 January 1909

<sup>23</sup> *EP*, 31 May 1889. *Dominion*, 30 May 1911.

<sup>24</sup> *EP*, 23 July 1891. *NZ Mail*, 31 May 1895.

<sup>25</sup> *EP*, 24 February 1896.

<sup>26</sup> *EP*, 13, September 1898, 23 October 1899.

<sup>27</sup> *EP*, 30 July 1901.

<sup>28</sup> *EP*, 7 December 1903.

At times ill-health prevented Gear from attending Gear Company meetings. In 1899 he was afflicted by 'quinsy' (an abscess-based inflammation of the throat) for some time.<sup>29</sup> Towards the end of that year he was 'prostrated' by severe illness. In 1906 he failed to attend a company meeting as a result of 'very indifferent health'.

In 1910 Ruth Gear hosted a reception in a large marquee for 150 people at the homestead grounds following the wedding of her daughter Gladys to skin surgeon Dr Graham Robertson in the Porirua Methodist church.<sup>30</sup> Shortly afterwards James Gear died in April 1911 aged 74 years.

## The legacy

James Gear made very careful provision for his widow Ruth and unmarried daughter Eva.<sup>31</sup> It was noted however with probate assessed at £75,000 that there were no bequests to 'public institutions' although some donations to good causes were mentioned in the newspapers from time to time during his lifetime.<sup>32</sup> He left the Porirua estate to Eva, with Ruth having the right to dwell there until Eva got married. Ruth also had the right to live in his Tinakori Road house. Ruth's occupancy was subject to her allowing Eva to live either at the Gear homestead or Tinakori Road until she got married. (The homestead and ten acres would go to her (future) husband on Eva's death.) He also made provision for a man to be employed during Ruth's occupancy to keep the Gear homestead and outbuildings in repair and look after the garden and roads.

Following James Gear's death and the terms of his will there was something of an interregnum. Ruth and Eva together with Gladys and recent husband Dr Robertson left for an extended time in England in early 1912.<sup>33</sup> They sold up in five hundred lots the entire household contents of the Gear homestead before they left, including expensive Axminster and Brussels carpets, Chesterfield lounge, drawing room and dining room furniture, a walnut bedroom suite etc, as well as a four-wheeled buggy, a sheep shearing machine and farm equipment. In terms of Gear's will the executor of the estate, the Public Trust, put the Porirua farm up for lease for seven years.<sup>34</sup>

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<sup>29</sup> *NZ Times*, 5 January, 16 December 1899. *EP*, 14 January 1899. *Free Lance*, 29 December 1906.

<sup>30</sup> *EP*, 16 November 1910. There was no mention of James Gear in the report.

<sup>31</sup> *EP*, 5 April 1911. *Dominion*, 6 April 1911. *NZ Times*, 6 April 1911. ArchNZ, AAOM, 6029, 13592, probate.

<sup>32</sup> *NZ Times*, 5 May 1911.

<sup>33</sup> *EP*, 2 March 1912.

<sup>34</sup> *Dominion*, 18 December 1911.

PRELIMINARY ANNOUNCEMENT.  
TUESDAY, 30th JANUARY, 1912,  
Commencing at 11 o'clock a.m. sharp.

EXTENSIVE CLEARING SALE  
EXTENSIVE CLEARING SALE  
Of  
THE WHOLE OF MRS. JAMES  
GEAR'S SUPERIOR HOUSE-  
HOLD FURNISHINGS AND AP-  
POINTMENTS  
(Entire Contents of Fifteen Large  
Rooms).

**500** LOTS. **500**

COSTLY AXMINSTER AND BRUS-  
SELS CARPETS  
CHESTERFIELD LOUNGE, DRAW-  
INGROOM AND DININGROOM  
FURNITURE, WALNUT BED-  
ROOM SUITE, BEDROOM FUR-  
NISHINGS, Etc., Etc.

Also,  
FOUR-WHEELED BUGGY, in good or-  
der, SET OF NEW HARNESS, LOT  
OF HARNESS, 5 TONS COAL,  
CHAFF-CUTTER, WOLSLEY  
SHEEP-SHEARING MACHINE,  
AND NUMEROUS SUNDRIES.

AT THE RESIDENCE, MAIN  
PORIRUA ROAD,  
PORIRUA.

**B**RAND AND JOHNSTON have been  
favoured with instructions from  
Mrs. Gear, who is leaving for England,  
to sell at Porirua as above—

The whole of Furniture and Effects  
in and about the residence.

Full details later.  
Light refreshments provided on day of  
sale.

The Residence and Land appurtenant  
will be available for an approved tenant  
after the sale.

E. JOHNSTON, Auctioneer.

EP, 20 January 1912

On their return Ruth and daughter Eva went back to the homestead which had apparently been robbed and the place stripped of everything.<sup>35</sup> From that time Ruth seems to have lived there with Eva on and off but also with her other daughter Gladys (who was in Te Horo) and in Wellington. She was listed in the electoral rolls for 1911, 1914 and 1919 as residing at 27 Golders Hill and then from 1925 at 52 Hobson Street, Wellington. She did not die until 1942.

## Bothamley occupancy

In 1916 Eva (described as 'one of the acknowledged belles of Wellington' but also much shier than her older, confident sister Gladys) married Robert Westley Bothamley, son of a senior parliamentary official.

<sup>35</sup> Pataka Museum, Shirley Bothamley's taped observations.





Groom Robert Bothamley and bride Eva Gear. Pataka Museum, A, 1a

Bothamley had trained as a lawyer and was at the Featherston military camp at the time.<sup>36</sup> On his return at the end of the war Robert studied law professionals, became a qualified lawyer and joined Eva at the homestead and ran a law practice in Porirua. In conjunction with partner William Baker he also ran the Te Horo farm running 2000 sheep on what was left of Gear's large estate. (After the death of his father Ernest Gear had sold much of the estate's 1700 acres to a syndicate which subdivided the land into much smaller holdings suitable for dairying.<sup>37</sup>)



Robert Bothamley and others with his young children - Suzanne on the pony, Jim on the trike and Barbara on the swing under the verandah, prior to 1927. James Gear's cottage at left along the walkway. What is likely Bothamley's motorcar (possibly a Model T Ford) parked at the front steps. Heritage NZ, file 12013-217

Following World War I Robert Bothamley and his wife Eva settled down at the Gear homestead (which in their time was known as the 'Bothamley' homestead). They lived a

<sup>36</sup> *Dominion*, 25 July 1916, 11 January 1919. *Free Lance*, 28 July 1916. *EP*, 30 April 1920. Archives NZ, AABK, 18805, 0016450, army, 1914-17; 0135166, army 1914-18. <https://www.porirua-war-stories.com/bothamley-robert-westley>

<sup>37</sup> *Dominion*, 18 July 1911. *EP*, 21 June 1916. *Otaki Mail*, 21 February 1923.

country gentry lifestyle in a combination of professional work, public and charitable work and at times farming. Robert would become a qualified lawyer and would practice law for certain periods but this was always combined with a range of civic responsibilities. The pair immediately became active in a range of local affairs and organisations.<sup>38</sup> Robert was appointed visitor to the Porirua Mental Hospital. Meanwhile Eva hosted a garden party at the homestead for the Anglican church that included not only stalls and music but also a football match, boxing tournament, hoop-la and other games, followed by a dance in the Porirua Hall.<sup>39</sup> (She would later give the land for the site of a new St Anne's church in 1940.<sup>40</sup>) Robert was greatly involved in the Titahi Bay Progressive Association from its inception in 1924, acting as its secretary.<sup>41</sup>



Young Jim Bothamley with his pet magpie, early 1930s. Pataka Museum, A, 1a

Eva was president and Robert treasurer of the local Plunket branch formed in 1925. Robert was a very keen motorist who had a Sunbeam at one time and drove around the country on tours; he would let his car be used for good causes such as the Red Cross and would transport the Plunket society nurse on her rounds to more isolated areas.<sup>42</sup> He was rather prone to being caught for speeding on numerous occasions.<sup>43</sup> He hosted a motorcycle club on the property in the early 1920s. Robert also ran a horse called 'Twink' in local races.

In 1926 Robert won a seat on the Porirua Riding of the Makara County Council – a seat he would hold at least until the mid-1950s if not longer, acting as its chairman for substantial periods (Porirua became a borough in 1962). In the early 1930s he was also elected to the Hutt Valley Electric Power Board and would become its stalwart and

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<sup>38</sup> *NZ Times*, 30 May 1919.

<sup>39</sup> *Dominion*, 24 January 1920.

<sup>40</sup> *EP*, 11 April 1940. Robert was on the church vestry for many years.

<sup>41</sup> *EP*, 25 January 1924, 29 January 1925, 20 January 1928.

<sup>42</sup> *EP*, 28 February 1925, 15 June, 1 December 1927. *NZ Times*, 8 July 1925. *Otaki Mail*, 14 June 1926.

<sup>43</sup> *EP*, 11 December 1922, 1 December 1927, 11 November 1930. *NZ Times*, 3 February 1916, 2 January 1926.

chairman, 1935-36, 1940-41, 1956-57 and 1961-62.<sup>44</sup> On his retirement from the Power Board in 1965 he had held office for a record 33 consecutive years.



Bothamley as chairman of the Hutt Valley Electric Power Board. Monigatti, *Energy on the Move*, after p. 6

In 1927, while additions were made to the side of the house, the family shifted to live in Pipitea Street, Wellington for 18 months to two years in a house that Robert had built that included servants' quarters in the attic space.<sup>45</sup> This house was sold to Dorothy Paterson, wife of merchant Stronach Paterson, in 1928. (This house later became a ministerial residence; Keith Holyoake lived there in the 1960s when Prime Minister.) The Bothamley family then moved to Goldies Brae for a year (probably Ruth Gear's house) before returning to the Porirua homestead. On their return the children were taught in the schoolroom by a governess who travelled from Porirua daily. Later the girls boarded at Marsden College in Karori and would be driven there by the family's chauffeur.



View of the extension built in 1927 that was removed in the late 1970s. Pataka Museum, P1

Robert relinquished the Te Horo farm in the late 1920s.<sup>46</sup> His admission as a barrister in 1928 was contested by the Law Society on the basis that his practice in Porirua was not active.<sup>47</sup> He made representations that he had in fact been active for the last seven years and eventually was admitted. He was appointed a Justice of the Peace in 1929.<sup>48</sup>

<sup>44</sup> *EP*, 5, 13 May 1926, 22 May 1936, 24 May 1940. Rex Monigatti, *Energy on the Move – A Short History of the Hutt Valley Electric Power and Gas Board (1922-72)*, Hutt Valley Electric Power and Gas Board, 1972, pp. 29, 43.

<sup>45</sup> ATL, Plans-2002-058-064-024/025.

<sup>46</sup> *Otahi Mail*, 16 November 1927. *Appendices to the Journal of the House of Representatives*, 1920-30, H-23B, sheep returns.

<sup>47</sup> *EP*, 26 June 1928.

<sup>48</sup> Archives NZ, ACGS, 16211, J1, 1929/997.

There is no doubt that his local community activities were extensive – other involvements noted in those years were the Titahi Bay Golf Club and the Porirua School Committee.<sup>49</sup> He attempted to enter wider politics by standing (unsuccessfully) for the Wellington City Council on a ‘ratepayers’ ticket and for the Otaki seat for the Reform Party in 1931.<sup>50</sup> In 1935 he threw his hand into the ring again for Otaki unsuccessfully for the Democrat Party, being described as ‘sheep farmer and retired barrister and solicitor’.<sup>51</sup> At that time he was on the Wellington Free Ambulance Board and a farmers’ representative on the Wellington Chamber of Commerce. In 1936 daughter Suzanne and in 1939 Barbara were presented as debutantes at the annual Marsden debutante dance.<sup>52</sup> Newspaper mentions of the time make it evident that Suzanne was a young socialite while Barbara excelled at sports. In 1942 Robert Bothamley was appointed as coroner.<sup>53</sup>

Having retired from the law by his mid-40s, in later life Bothamley put his energies into enjoying the homestead and its grounds and in overseeing the farming of the property by farm manager Stan Foster.<sup>54</sup> Relatives remembered the shrubberies, swept paths through the bush, the tennis court and the pond. In 1940 he bought two early-1840s cannons to display in his grounds.<sup>55</sup> He, Stan and son Jim were recorded in a short amateur film in 1945 mustering and dipping sheep and another in 1950 recording Stan Foster at work and topdressing by Tiger Moth.<sup>56</sup> Other short films were made at the homestead, documenting the mid-century life led by the prosperous gentleman farmer Bothamley, his wife Eva and his extended family. Eva died in 1956 and Robert remarried Helen Bothamley. In 1958 a ten-acre homestead block was separated from the farmland (and in 1964 the farmland of perhaps nearly 370 acres was taken for state housing purposes).<sup>57</sup>

Following Robert Bothamley’s death in 1967 the homestead and its ten acres were taken under the Public Works Act as a site for a new school (which never proceeded) while the annex cottage was demolished. From 1975 heritage assessment of the homestead took place and in 1977 the Porirua City Council gained possession of the property from the Housing Corporation for use as a community arts centre.

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<sup>49</sup> *EP*, 4 March, 29 April 1930.

<sup>50</sup> *EP*, 21 February 1930, 24 April, 5 May 1931. *Wairarapa Daily Times*, 12 June 1931.

<sup>51</sup> *EP*, 2 October, 28 November 1935.

<sup>52</sup> *EP*, 9 May 1936, 1 November 1938, 6 May 1939.

<sup>53</sup> *EP*, 6 March 1942.

<sup>54</sup> It seems he returned to farming some Te Horo land in his latter years. Archives NZ, AAOM, 6031, 403, R.W. Bothamley probate, 1967.

<sup>55</sup> ‘Johnsonville cannons’. <http://glenside.org.nz/johnsonville-cannons.html>. The cannons had been in Johnsonville after being dug up from ‘Russell’s Folly’ just north of the village on the route of the old Porirua Road.

<sup>56</sup> Nga Taonga/Sound and Vision, F. [Felicity?] Bothamley movie film donations, e.g. F25784, F26142, F25787, F25791.

<sup>57</sup> PCC, Boffa Miskell draft report, Gear homestead, 27 April 2007.



An older Robert Bothamley, possibly with his second wife Helen, whom he married in 1963. Pataka Museum, P1

## The interior of the homestead

The Gear homestead had at ground level a verandah with main steps and steps on both sides that ran around three sides of the house; on the first floor the verandah also ran around three sides with a bridge across to Gear's annex cottage on top of the bank.<sup>58</sup> A plan drawn by Chris Cochran in June 1977 is a more precise architectural plan that is probably the basis of two more schematic plans. One involves a proposal for conversion into reception rooms, display rooms, kitchens and enlarged toilet facilities. (N.B. these plans do not include the 1927 extensions but portray the homestead as it previously existed – to which it was restored.)

The other represents the rooms when the building was used as a home. This plan is taken for the basis of the following discussion. On the ground floor was a central hallway leading from the main entrance and verandah, with the main stairs towards the rear of the hallway up to the central landing on the first floor. The ground floor included a drawing room and dining room with bay windows on the house frontage, and towards the rear a room for kitchen staff, kitchen and larder and two unlabelled rooms one of which included a bath and WC for the occupants. On the first floor were four bedrooms and a study. (Prior to the 1920s alterations including a billiard room the upstairs hallway was substantial and there was an additional bedroom.) The servants' stairs led up from the kitchen at the rear to a small landing on the first floor adjacent to two maid's rooms and an associated bathroom with bath, shower and WC.

The Historic Places Trust report of 1975 summarised the interior thus.<sup>59</sup> 'The house is of 18 rooms, Ground floor contains reception, living and kitchen areas. The upstairs is reached by a fine staircase leading in the first place to a mezzanine from which access is gained to bathroom and servants' rooms. A back, servants' staircase leads from this area down to the kitchen quarters. The main staircase continues up under an archway decorated with acanthus leaf corbels to the upper floor. All the rooms on this floor were bedrooms but at some time prior to 1927 the billiard room was constructed from two bedrooms on the SE corner. This room is now panelled in an oak veneer and is not in

<sup>58</sup> Pataka Museum, file 6, Gear homestead – includes three plans, prob. 1977, of the ground and first floors.

<sup>59</sup> Pataka Museum, NZHPT, Wellington regional committee (Oroya Day), 'Gear estate report', 1975.

keeping with the decoration of the rest of the house.' Special mention was made of 'the fine Italian marble fireplaces in many of the rooms ... Black marble, brown and red marble with tile insets and brass trim.'

George McNeillage and Chris Cochran's 1977 report to the Porirua City Council advocated removal of the 1927 extension and certain interior changes (presumably in the interest of restoration).<sup>60</sup> The original verandah posts, main beam and joists were to be retained from the demolition of the extension and that section of the verandah rebuilt. A pair of double hung windows in the upstairs back room were to be reinstated and the single glazed door leading to the dining room replaced with a pair of French windows.

The tape recording of Mrs Shirley Bothamley's observations on the character of the house includes information after the renovations of the 1920s. She identified outbuildings, the location of certain items in the house and changes made in the 1960s and 1970s.<sup>61</sup> There were outhouses at the back by the kitchen. On one side the largest one housed the dairy in which were churns; cream was skimmed from the milk in pans and later removed by a 'separator' machine.<sup>62</sup> In the middle was the laundry with very large tubs, a big brick 'copper' for heating water and a mangle. The third building was a shed described as a 'parrot house', also a woodshed. Half the shed housed the household's two large, green Mexican parrots. At other times the family had a number of white cockatoos.

Inside the house the drawing room (4) with picture rails and huge paintings had 'green golden curtains' a pink covered old sofa and a green covered couch. The drawing room apparently still had its (pink) carpet in the early 1980s at the time of the interview. The carpet went up the main stairs and onto the landing on the first floor. After severe earthquakes cracked the chimneys and fireplaces (probably the 1931 Hawke's Bay or 1942 Wairarapa earthquake) Eva Bothamley would only use the drawing room open fireplace because of the risk of fire. The fireplace surrounds came from Italy. Room 11 was the Bothamley's bedroom; it had a Persian carpet on the floor. She identified room 2 as the servery/kitchen with 'the big old stove and the big sink' and a larder; this was where domestic staff ate. In the corner was Bothamley's study where he had 'all his gear, his radios and his books and all his bits and pieces', a huge roll-top desk, another desk and a cabinet for his law books. Next door in the bathroom was a cast-iron large bath on 'lovely big old legs'. A shower had been added. Room 10 upstairs was originally two bedrooms and a substantial part of the original hallway that were thrown together during the 1920s renovations to create a billiard room that had a strip carpet around the billiard table. The 1927 extension created a 'schoolroom' on the ground floor and additional bedrooms and a playroom upstairs.

Some documentary photographs of the interior were taken in 1977.

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<sup>60</sup> Pataka Museum, George McNeillage and Chris Cochran, 'Restoration of Gear homestead, Porirua', 29 April 1977.

<sup>61</sup> Pataka Museum, Shirley Bothamley's observations.

<sup>62</sup> Pataka Museum, Shirley Bothamley's taped observations.



Ground floor hallway, main entrance and staircase. All interior photos, Pataka Museum, A, 1a, Gear homestead



Upstairs mezzanine and hallway



Ground floor room, 1927 extension (subsequently removed)

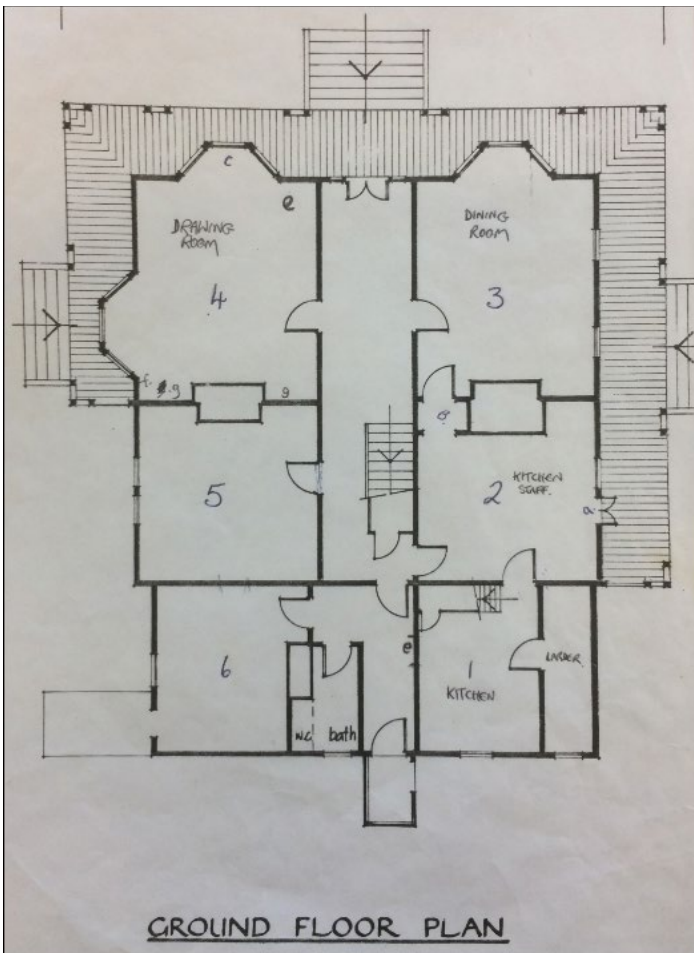


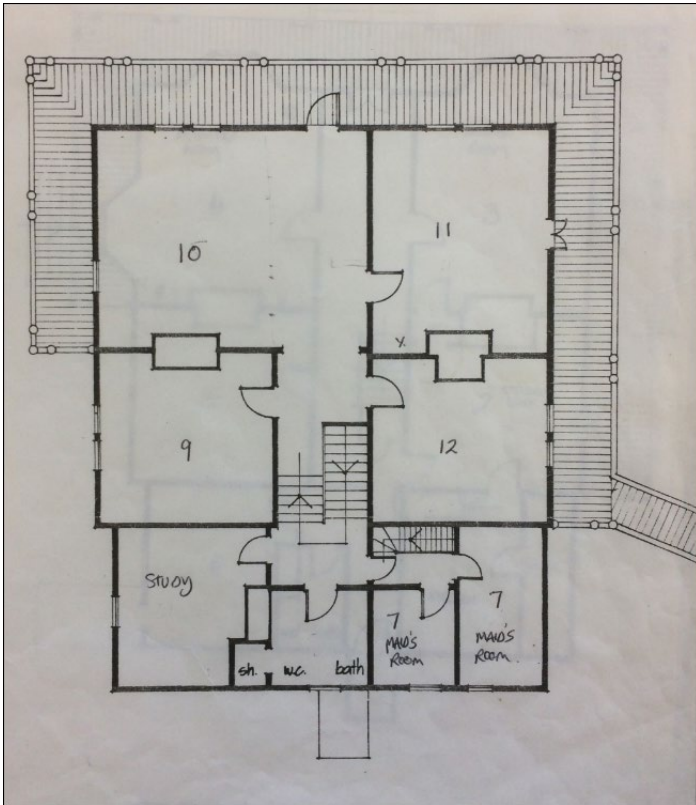
Billiard room and entrance to upstairs hallway





Kitchen





Plans of the homestead, 1977. Pataka Museum, file 6

Some of these elements reported by Shirley Bothamley are mapped on the above copy of the plan. Placement of certain items in the drawing room: (c) window seat in the bay window; (e) round mahogany table in corner; (f) large painting; (g) tall china cabinets on long, elegant legs on either side of the fireplace. Upstairs, some original wallpaper was noted in room 11. Changes made during the Bothamley occupancy were: (a) double doors leading onto the verandah from the 'staff kitchen' put in by Bothamley's second wife; (b) door between the 'staff kitchen' and the dining room; (e) door leading into the kitchen from the back small hallway. (Comparison with the 2015 R & D Architect plan below suggests these changes remain.)

In 1978 the Council established a sub-committee including Chris Cochran that considered the homestead's future.<sup>63</sup> By this time repiling had been completed and the contract let for demolition of the 1927 extension and the contract prepared for repainting the interior. The removal of the 1927 extension and reinstatement of the verandah on that side restored the homestead to its original condition (aside from the earlier demolition of the cottage annexe).

The sub-committee considered a proposal by the Porirua Historical Association to use the drawing room as an historical exhibition space and the dining room furnished as a 'colonial room' with items from the National Museum but the matter was complicated by parallel consideration of a museum for Porirua.<sup>64</sup> It was agreed that the homestead be used for civic receptions and public functions and also for historical and arts displays.

Chris Cochran presented the subcommittee with proposals providing for a caretaker's flat and two reception rooms on the ground floors, and on the first floor a reception

<sup>63</sup> PCC, Gear homestead sub-committee minutes, 1978–1982; also Gear homestead management committee minutes, 1983–1986.

<sup>64</sup> PCC, Gear homestead sub-committee minutes, 28 March, 24 April, 29 May 1978, 24 May, 1 November 1979.

room, two display rooms and toilets. The necessary alterations to provide a flat and toilets were approved and Cochran drew up detailed plans in 1979 that were approved and tenders were called. However, the eventual use of the homestead was still to be resolved. In 1980 upgrading of the ground floor drawing and dining rooms was considered for potential public use with the fireplaces and plaster ceilings requiring skilled work.<sup>65</sup> The rooms were intended to be used for static displays as well as public functions. There was discussion with the Porirua and Waitangirua Lions regarding financial assistance or with labour and also using an upstairs room for their meetings.

The sub-committee requested Cochran to provide estimates for a refurbished kitchen, and to line the walls of upstairs rooms and the upper part of the stairway with gibraltar board, as well as opening up of an adjacent room with a doorway to the billiard room. Cochran was also asked to provide an interior colour scheme for repainting with the paint provided free of charge by Dulux. The matter of free wallpaper was explored with Ashley Wallpapers. The oak panelling in the billiard room was to be assessed for possible relining. The caretaker's offer to strip the paint on the stairway (the white paint apparently applied according to the wishes of Bothamley's second wife) was accepted.

In 1981 the ground and upper floors were restored, requiring the uplifting of carpets.<sup>66</sup> Repainting was with Dulux paint and new wallpaper was provided by Ashley Wallpapers. In early 1982 the requirements for the interior of the refurbished homestead were set out: \$5900 on floor coverings; \$8000 on curtains, light fittings, heaters, tables, chairs and other furniture; and 2200 on kitchen crockery and utensils.<sup>67</sup> The \$4300 cost of the 'dumb waiter' was covered by the Waitangirua Lions who were granted permission to use the premises for their meetings. The restored homestead was opened to the public in 1983, with the homestead well-used for weddings and other functions including open days and tours.<sup>68</sup>

A Council management committee was established in 1983 to oversee preparation for the homestead's reopening (it would disband in 1986). The Council advertised for suitable display furniture and canvassed various organisations to contribute.<sup>69</sup> One Porirua resident donated a piano. Following the opening of the restored homestead in May 1983 Shirley Bothamley wrote to congratulate the Council but noted that there was 'little or nothing in the way of "Gear Treasures"' that she or others could donate.<sup>70</sup> The homestead became available for hire for weddings, parties and other functions.<sup>71</sup>

Various renovations have taken place in recent years. Conservation architect Russell Murray of R & D Architects has been greatly involved in the renovations. In 2010 sprinklers were installed to improve fire safety.<sup>72</sup> After concern for the impact on the interior fabric a decision was made to insert sprinklers through the ground floor lath and plaster ceilings rather than lifting the upstairs flooring.

Renovations were undertaken in 2015. The plans provide additional detail on the interior and indicate the modern-day interpretation of the use of various rooms.<sup>73</sup> The room

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<sup>65</sup> PCC, Gear homestead sub-committee minutes, 15 May, 26 June 1980.

<sup>66</sup> PCC, Gear homestead sub-committee minutes, 3 February, 5 May, 22 October, 19 November 1981, 26 July, 16 November 1982.

<sup>67</sup> PCC, Gear homestead sub-committee minutes, 22 March 1982.

<sup>68</sup> PCC, 'Historic homestead – beautiful venue with gorgeous views', publicity material, 2008.

<sup>69</sup> PCC, Gear homestead management committee, 21 March 1983.

<sup>70</sup> PCC, Gear homestead management committee, 8 June 1983.

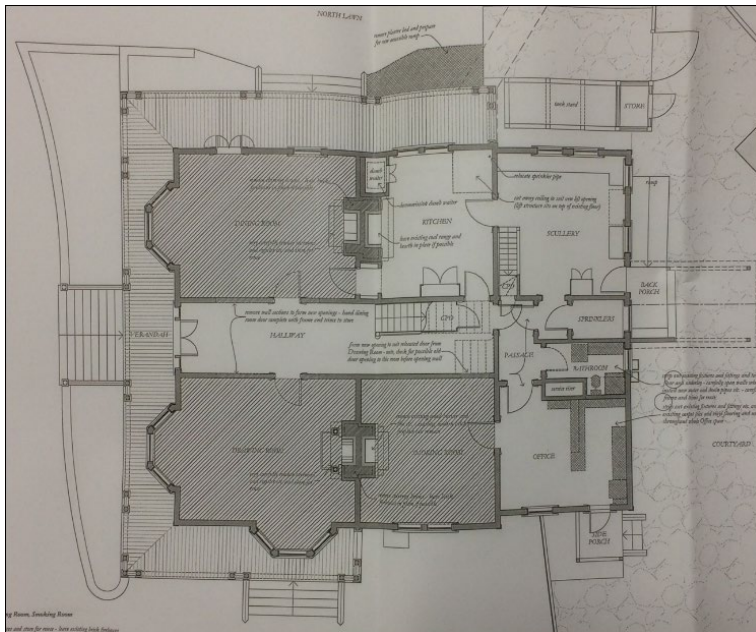
<sup>71</sup> PCC, Gear homestead management committee, 7 February 1983.

<sup>72</sup> PCC, R & D Architects, 'Gear homestead sprinkler installation – heritage notes', 3 June 2010. R & D Architects, 'Gear homestead sprinkler installation – heritage report', 16 September 2010.

<sup>73</sup> Heritage NZ, 12013-217, R & D Architects, Wellington, 15 July 2015.

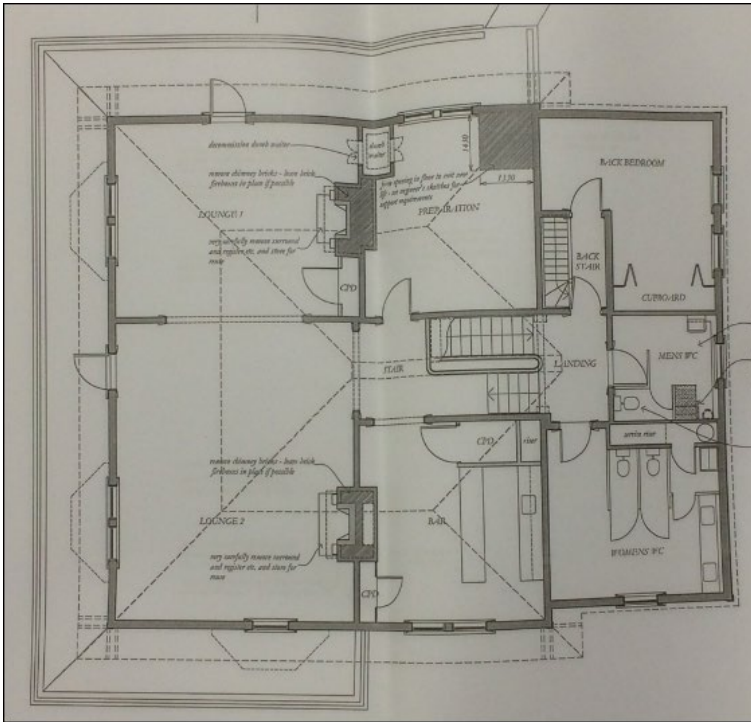
behind the drawing room was described as the 'smoking room' with the 'office' behind that, while the room for 'kitchen staff' was described as the 'kitchen' and the 'kitchen' as the scullery (with no larder remaining). In the kitchen was the dumb waiter and a coal range. There were two chimney stacks rising through the building, with fireplaces serving the drawing room/smoking room and dining room/kitchen respectively on the ground floor and the four main bedrooms on the first floor.

The building was repiled and its earthquake resistance strengthened and the kitchen area altered for use as a bistro/restaurant.<sup>74</sup> In addition to improving public accessibility the upgrade involved replacement of ground-floor lath and plaster ceilings, wall bracing, removal of chimneys and replacement with lightweight replicas. The dance floor was relocated from upstairs (billiard room?) to the ground-floor drawing room.



Ground floor, Heritage NZ, 12013-217, R & D Architects, 15 July 2015

<sup>74</sup> PCC, Subsurface Archaeological Services, 'Gear homestead – report on archaeological monitoring', 8 October 2015. R & D Architects, 'Upgrade to Gear Homestead – scope of work and specification', 31 July 2015.



First floor, Heritage NZ, 12013-217, R & D Architects, 15 July 2015

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A, 1a, photographs

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G. Pottinger, 'Story of the Gear Company' typescript  
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NZ Historic Places Trust, Wellington regional committee (Oroya Day), 'Gear estate report', 1975

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AABK, 18805:  
0016450, R.W. Bothamley, army, 1914-17  
0135166, R.W. Bothamley, army 1914-18

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### *Alexander Turnbull Library*

Plans-2002-058-064-024/025, plans of Pipitea Street residence

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F. [Felicity?] Bothamley movie film donations, e.g. F25784, F26142, F25787, F25791

### *Porirua City Council*

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'Historic homestead – beautiful venue with gorgeous views', publicity material, 2008

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Subsurface Archaeological Services, 'Gear homestead – report on archaeological monitoring', 8 October 2015



## Appendix 2: Inventory of Interior Spaces and Elements

Fabric used to construct and line the homestead interior is listed below with each space and is defined as either original or early historic fabric (hf), reproduction/replacement fabric (rf), old but not original fabric (of), or non-historic fabric (nhf). Assessment of the fabric type is based on research and observation. Where the type has been identified as uncertain it is followed by a question mark.

<i>Floor</i>	<i>Room</i>	<i>Element</i>	<i>Description</i>	<i>Type</i>
<i>Ground floor</i>	Hallway	Ceiling	Painted plaster	Rf
			Painted plaster cornice	Hf
		Wall Lining	Painted plaster	Hf?
			Clear coated timber skirtings	Hf
			Clear coated/painted timber architraves	Hf/rf
		Floor	Clear coated timber strip	Nhf/hf
			Metal grilles	Nhf
		Window Joinery	-	
		Door Joinery	Clear coated timber panelled and glazed double with glazed side and toplights	Hf
		Other Elements	Light fittings, sprinkler head, grille etc.	Nhf
	Clear coated timber stair, balustrade		Hf	
	Dining room	Ceiling	Painted timber panel and battened	Hf
			Painted timber cornice	Hf
		Wall Lining	Wallpaper	Nhf
			Painted timber picture rail	Hf?
			Painted timber skirtings	Hf
			Painted timber architraves	Hf
		Floor	Carpet over timber strip	Nhf/hf
			Metal grilles	Nhf
		Window Joinery	5 x painted timber double hung sash to floor	Hf
		Door Joinery	Clear coated timber four panelled	Hf
			Painted timber four panelled	Hf
			Painted timber glazed and panelled with top light	Hf
		Other Elements	Light fittings, sprinkler head, grille etc.	Nhf
			Painted timber fire surround,	Hf
			Tiled hearth and gas fire	Rf?
		Drawing Room	Ceiling	Painted plaster
	Painted plaster cornice			Hf
	Painted plaster rose			Hf
	Wall Lining		Painted plaster	Hf?
			Clear coated timber skirtings	Hf
			Painted timber architraves	Hf/Nhf
	Floor		Costed timber strip	Hf
			Metal grilles	Nhf
	Window Joinery		6 x painted timber double hung sash	Hf
	Door Joinery		-	
	Other Elements		Light fittings, sprinkler head, etc.	Nhf
			Marble fireplace	Hf
			Tiled hearth	Rf?
	Smoking Room	Ceiling	Painted plaster	Rf
			Painted plaster cornice	Hf
			Painted plaster rose	Hf
Wall Lining		Painted plaster	Hf?	
		Painted timber skirtings	Hf	
		Painted/clear coated timber architraves	Hf	
Floor		Carpet over timber strip	Hf	

<b>Floor</b>	<b>Room</b>	<b>Element</b>	<b>Description</b>	<b>Type</b>
		Window Joinery	2 x painted timber double hung sash	Hf
		Door Joinery	2 x 6 panelled clear coated/painted timber	Hf
		Other Elements	Light fittings, sprinkler head, etc.	Nhf
	Passage	Ceiling	Painted timber match lining	Hf
		Wall Lining	Painted timber horizontal match lining	Hf
			Painted timber architraves	Hf
		Floor	Lino over timber strip	Nhf/hf
		Window Joinery		
		Door Joinery	2 x clear coated/painted timber four panelled	Hf
		Other Elements	Light fittings, sprinkler head, etc.	Nhf
	Scullery	Ceiling	Laminate	Nhf
		Wall Lining	Laminate	Nhf
			Painted timber match lining	Hf
			Painted timber architraves	Nhf
		Floor	Lino over timber strip	Nhf/hf
		Window Joinery	4 x painted timber double hung sash	Hf
		Door Joinery	1 x clear coated timber four panel glazed (fluted - original)	Hf?
			Missing	
		Other Elements	Light fittings, sprinkler head, kitchen equipment etc	Nhf
			Stair, timber balustrade	Hf
	Kitchen	Ceiling	Painted timber match lining	Hf
		Wall Lining	Painted timber match lining	Hf
			Painted timber architraves	Nhf
		Floor	Lino over timber strip	Nhf/hf
		Window Joinery	1 x painted timber double hung sash	Hf
		Door Joinery	1 x clear coated timber four panel	Hf
			1 x painted timber flush hollow core	Nhf
		Other Elements	Light fittings, sprinkler head, kitchen equipment etc	Nhf
			Stair, timber balustrade	Hf
			Painted timber dumb waiter	Nhf
	Sprinkler room	Ceiling	Painted timber match lining	Hf
		Wall Lining	Painted timber match lining	Hf/Nhf
			Painted timber architraves	Hf
		Floor	Lino over timber strip	Nhf/hf
		Window Joinery	1 x painted timber four pane fixed	Hf?
		Door Joinery	1 x painted four panelled	Hf
		Other Elements	Light fittings, sprinkler head, sprinkler valve etc	Nhf
	Bathroom	Ceiling	Painted timber match lining	Hf
		Wall Lining	Painted timber match lining	Hf/Nhf
			Painted timber architraves	
		Floor	Lino over timber strip	Nhf/hf
		Window Joinery	1 x painted timber double hung	Hf?
		Door Joinery	1 x painted four panelled	Hf
		Other Elements	Light fittings, sprinkler head, wc pan, whb, etc.	Nhf
			Wash hand basin, mirror etc., toilets partitions	Nhf
	Office	Ceiling	Painted plaster	Rf?
			Painted plaster cornice	Hf?
			Painted plaster rose	Hf?
		Wall Lining	Painted plaster	Hf?
			Painted timber vertical match lined dado	Hf?
		Floor	Lino over timber strip	Nhf/hf

<b>Floor</b>	<b>Room</b>	<b>Element</b>	<b>Description</b>	<b>Type</b>
<i>First floor</i>		Window Joinery	1 x painted timber double hung sash	Hf
		Door Joinery	1 x painted timber panelled and glazed	Hf?
			Missing	
	Other Elements	Light fittings, sprinkler head, etc.	Nhf	
	Stair landing/hall	Ceiling	Painted plaster	Rf
			Painted plaster cornice	Nhf?
		Wall Lining	Painted plaster	Hf
			Clear coated timber skirtings	Hf
			Clear coated timber architraves	Hf
		Floor	Carpet over timber strip	Nhf/hf
		Window Joinery	-	
		Door Joinery	(1 x clear coated timber glazed and panelled to gents, 1 x clear coated timber four panelled with painted timber toplight to women's and back stair), furniture	Hf
		Other Elements	Light fittings, sprinkler head etc.	Nhf
			Clear coated timber arch with brackets	Hf
	Clear coated timber stair handrail, balusters etc		Hf	
	Lounge 1	Ceiling	Painted plaster	Rf
		Wall Lining	Painted plaster	Hf?
			Clear coated timber skirtings	Rf
			Painted timber architraves	Rf
			Painted plaster picture rail	Nhf?
		Floor	Carpet over timber strip	Nhf/hf
		Window Joinery	2 x painted timber double hung sash	Hf
		Door Joinery	1 x painted timber panelled with toplight (was window)	Nhf
		Other Elements	Light fittings, sprinkler head, grille, etc.	Nhf
			Painted timber mantelpiece with cast iron and tiled register	Hf
			Tiled hearth	Rf?
			Painted timber four panelled wardrobe	Hf
			Painted timber dumb waiter	Nhf
	Marble mantelpiece with cast iron and tiled register		Hf	
	Concrete hearth	Nhf-		
	Lounge 2	Ceiling	Painted plaster	Rf
		Wall Lining	Painted plaster (board?)	Hf?
			Clear coated timber skirtings	Rf
Clear coated timber architraves			Rf	
Floor		Carpet over timber strip	Nhf/hf	
Window Joinery		3 x painted timber double hung sash	Hf	
Door Joinery		1 x painted timber panelled and glazed	Hf?	
Other Elements		Light fittings, sprinkler head, grille, etc.	Nhf	
	Marble mantelpiece with cast iron and tiled register	Hf		
	Tiled hearth	Hf?		
Preparation room	Ceiling	Painted plaster	RF?	
	Wall Lining	Painted plaster	Hf	
		Painted timber skirtings	Hf	
		Painted timber architraves	Hf	
		Painted timber dado	Nhf	
		Painted timber picture rail	Hf?	
	Floor	Clear coated timber strip (kauri)	Hf	
	Window Joinery	2 x painted timber double hung sash	Hf	
	Door Joinery	1 x clear coated timber four panel, furniture	Hf	
	Other Elements	Light fittings, sprinkler head, grille, etc.	Nhf	
Timber mantelpiece with cast iron register and grate		Hf		
Concrete hearth		Hf		

<b>Floor</b>	<b>Room</b>	<b>Element</b>	<b>Description</b>	<b>Type</b>
	Bar	Ceiling	Painted plaster	Rf?
			Painted plaster cornice	Hf
			Painted plaster rose	Hf
		Wall Lining	Painted plaster	Hf?
			Clear coated timber skirtings	Rf
			Painted timber architraves	Rf
			Painted plaster picture rail	Nhf?
		Floor	Carpet over timber strip	Nhf/hf
		Window Joinery	2 x painted timber double hung sash	Hf
		Door Joinery	1 x clear coated timber four panel cupboard	Nhf
	Other Elements	Light fittings, sprinkler head,	Nhf	
		Clear coated Timber panelled bar	Nhf	
		Painted timber four panelled wardrobe	Hf	
	Back bedroom (was 2 rooms)	Ceiling	Painted plaster (plasterboard)	Rf
			Painted plaster cornice	Rf?
		Wall Lining	Wallpaper over plasterboard	Nhf
			Painted timber skirtings	Hf
			Painted timber architraves	Hf
		Floor	Carpet over timber strip	Nhf/hf
		Window Joinery	2 x painted timber double hung sash	Hf
		Door Joinery	Clear coated timber four panel	Hf?
		Other Elements	Light fittings, sprinkler head, wardrobe, etc.	Nhf
		Back stair	Ceiling	Painted plaster (plasterboard)
	Painted plaster cornice			Rf?
	Wall Lining		Wallpaper over plasterboard	Nhf
			Painted timber skirtings	Hf
			Painted timber architraves	Hf
	Floor		Carpet over timber strip	Nhf/hf
	Window Joinery		-	
	Door Joinery		Clear coated timber four panel	Hf?
	Other Elements		Light fittings, sprinkler head, etc.	Nhf
			Stair, timber balustrade	Hf
	Men's toilet	Ceiling	Painted timber match lining	Hf
Wall Lining		Painted timber match lining	Hf	
		Painted timber architraves	Hf	
Floor		Lino over timber strip	Nhf/hf	
Window Joinery		1 x painted double hung sash, coloured glass	Hf	
Door Joinery		1 x clear coated timber four panelled with painted timber toplight	Nhf	
Other Elements		Light fittings, sprinkler head 1 x toilet partitions, wash hand basin mirror etc.	Nhf Nhf	
Women's toilet	Ceiling	Painted plaster	Rf?	
		Painted plaster cornice	Rf?	
		Painted plaster rose	Rf?	
	Wall Lining	Painted plaster (board?)	Hf?	
		Painted timber skirtings	Nhf	
		Painted timber architraves	Nhf	
	Floor	Lino over timber strip	Nhf/hf	
	Window Joinery	1 x painted timber double hung sash	Hf	
	Door Joinery	1 x clear coated timber four panelled with painted timber toplight	Hf	
Other Elements	Light fittings, sprinkler head, grille, etc.	Nhf		
	Wash hand basin, mirror, 2 x toilet partitions, etc.	Nhf		